

**AFFORDABLE HOUSING TRUST FUND COMMISSION  
MEETING SUMMARY  
MARCH 22, 2022  
6:00 PM – 8:00 PM**

Members Present: Bishop Kevin Daniels (President), Vernadine Kimball, Ramsey Harris, Tisha Guthrie, Catherine Stokes, Matt Hill, Iletha Joynes, Bree Jones, Kate Edwards

Staff Present: Alice Kennedy - Commissioner  
Stacy Freed – Senior Advisor to the Commissioner  
Stephani Estrada El – Project Coordinator  
Ebony Rector – Project Coordinator  
Carolyn Watson – Community Aide

Guests Present: Garrick Good – North East Housing Initiative (NEHI)  
Meleny Thomas – South Baltimore Community Land Trust (SBCLT)  
Janice Miller – Chair of the Continuum of Care (CoC) Program

**1. Call to Order**

1. The meeting was called to order at 6:00 p.m. by President Daniels. It was determined that a Quorum was present, and therefore the Commission would be able to conduct official business, approve minutes, recommendations, etc.
2. Department of Housing and Community Development (DHCD) Commissioner, Alice Kennedy, began the meeting with introductions of the Affordable Housing Trust Fund (AHTF) Commissioners and DHCD staff.

**2. Approval of the February 2022 Meeting Summary**

President Daniels initiated the approval of the February 2022 meeting summary. Commissioner Edwards made a motion to adopt the summary. Commissioner Guthrie seconded the motion. 8 Commissioners voted to approve the February 2022 meeting summary, 2 abstained. The February meeting summary was adopted.

**3. Presentations**

1. Janice Miller, Chair of the Baltimore City Continuum of Care (CoC) Board, provided an overview of the CoC program and ways the Trust Fund can best support the homeless population in Baltimore City.

The Baltimore City CoC Program is an organization focusing on homeless services strategies and funding stewardship to best meet the needs of the homeless population within the City. Most funding from the program is dedicated to permanent housing solutions.

In 2019, the CoC created an action plan with five focus-areas: increasing the supply of affordable housing, creating a more effective homeless response system, transforming the shelter system, increasing access to employment and economic opportunities and establishing a race-equity agenda.

CoC offered suggestions for the Trust Fund to best support the projects targeting homelessness, including, focusing on building more affordable and permanent housing and encouraging developers to become members of the CoC network.

2. AHTF Community Land Trust Award recipients were invited to present to the Commission on their AHTF experience.
  1. Garrick Good, Executive Director of North East Housing Initiative (NEHI) discussed his organization's project which received an award in 2021. He provided insight on the process timeline and suggestions for areas of improvement.
  2. Meleny Thomas, Executive Director of South Baltimore Community Land Trust (SBCLT), whom received an award in 2021, gave information on her organization's experience of the award funding process. She detailed the award timeline and some of the legal challenges encountered during this process. She also provided suggestions on ways DHCD could better support developers to get projects to completion more quickly.
  3. Lisa Hodges-Hiken, Executive Director of Westport Community Economic Development Corporation encouraged DHCD to support developers in overcoming the increased construction cost challenges in housing market as well as exploring ways to support acquisition and bridge funding strategies for non-profit developers.

#### **4. City Agency Updates**

Department of Housing and Community Development (DHCD) staff provided the following updates:

1. Through February 2022, the AHTF has collected revenues of \$45,186,750 consisting of \$33,436,745 in tax revenues and \$11.75 million in DHCD contributions. Revenues collected in February 2022 and January 2022 total \$951,472 and \$4,221,067, respectively. For FY 22, the Trust Fund has collected \$15,130,140 in tax revenues plus the City contribution of \$4.25 Million, for total revenue of \$19,380,140.

Trust Fund operation expenditures total \$740,155 and funding commitments total \$17,379,500 million, with net available balance of \$27,067,095 through February 2022.

2. As of February 2022, Trust Fund revenues for FY 22 exceed budget estimates by roughly \$5.7 million dollars. DHCD proposed spending the excess funds by increasing the New Construction/Preservation of Existing Rental Housing and Senior Housing Repair budget line items and providing more funding to past awardees, in an effort to address increased construction costs. DHCD request Commissioner's feedback and alternatives to the proposal.
3. DHCD will release a Notice of Funding Availability (NOFA) for New Construction/Preservation of Existing Rental Housing applications on April 27.
4. The Inclusionary Housing Advisory Board meets every third Wednesday of the month from 3:00 p.m. – 4:00 p.m.
5. The Mayor's Office and City Council continue working to nominate new members to the AHTF Commission. To date, six new Commissioners have been confirmed, five have been introduced at City Council and one nominee will be put forth at the April City Council meeting.
6. DHCD staff informed Commissioners of the ethics training and financial disclosure requirements while serving on the Commission.

## **5. Other Business**

1. President Daniels informed Commissioners that agenda setting workgroup meetings will be open to all Commissioners interested in participating. This Commission will begin discussing logistics for this new format once all new Commissioners have been seated.

## **6. Adjournment**

As there was no additional business, President Daniels adjourned the meeting at 8:12 p.m.